



8/15/2007

PROFESSIONAL DESIGN ASSOCIATES, INC  
3191 MAGUIRE BLVD, SUITE 190  
ORLANDO, FL 32803-

**Re: Project No. 2007070002, Application No. 972, 1ST FINAL STAFF REPORT**

**Description:** BENTLEY COMMONS AT CLERMONT  
COMMUNITY FACILITY DISTRICT- ASSISTED & INDEPENDENT LIVING FACILITY IN  
CLERMONT JPA

Dear PROFESSIONAL DESIGN ASSOCIATES, INC:

Your Site Plan application has been reviewed by the Development Review Staff. The review comments are attached. All comments must be satisfied by the applicant prior to receiving staff approval.

**Please respond to comments in the following manner:**

- 1. Submit fifteen (15) legible, signed and sealed sets of plans (19 sets if within Clermont JPA),**
  - Revised sheets shall have revision dates in the title block.**
  - Plan revisions must be either circled or their location indicated in the written response letter.**
- 2. Provide a written response to all comments,**
- 3. All plans shall provide a space seven (7) inches by seven (7) inches on the Cover Page of each set of submittals to be used for the County approval stamp,**
- 4. Plan revisions submitted thirty (30) days after the DRS meeting will require a \$100 Plan Revision fee,**
- 5. When all requested information has been received, it will be circulated to the Development Review Staff for review.**

The Development Review Staff will then review the revised plans and the engineer's response to comments for compliance with the appropriate Comprehensive Plan Policies and Land Development Regulations. This review will be completed within fifteen (15) days of receipt of all required information and you will be notified of the results of the review.

Should you have any questions, please do not hesitate to contact our office.

P.O. BOX 7800 • 315 W. MAIN ST., TAVARES FL 32778 • P 352.343-9739 • F 352.343-9816  
*Board of County Commissioners • [www.lakecountyfl.gov](http://www.lakecountyfl.gov)*

JENNIFER HILL  
*District 1*

ELAINE RENICK  
*District 2*

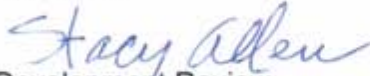
DEBBIE STIVENDER  
*District 3*

LINDA STEWART  
*District 4*

WELTON G. CADWELL  
*District 5*



Sincerely,



Development Review

Division of Planning and Community Design

(352) 343-9640 or (352) 343-9739

Project No. 2007070002, Application Request No. 972

## **PLANNING & COMMUNITY DESIGN**

### **Rejection Comments**

**Item:** SITE PLAN MEETING REQUIREMENTS OF LDR 14.09.00

**Remarks:** 08-13-07 / 1st Review / Stacy Allen

**NOTE:**

In addition to the County's following comments, the Site Plan must also meet the requirements of The City of Clermont's JPA Agreement.

Please provide the following documentation:

A copy of the fully executed Utility Services Application with the City of Clermont.

**INFORMATION:**

Prior to Final approval of the Site Plan, a copy of the fully executed Utility Service Agreement with the City of Clermont must be submitted to the County.

Add note to Sheet 07 of 15 stating that, "The total amount of material removed offsite is not greater than two hundred (200) percent of the minimum stormwater retention/detention volume required."

Please make the following corrections/additions to the Cover Page:

Under Site Data, correct "Total Dwelling Units" to "Total Units" as this is considered an institutional (non-residential) use and not a residential use.

According to Comprehensive Plan Policy 1-1.13 1. b., the maximum impervious surface allowed in the Urban Future Land Use Category is 65%.

Correct the maximum impervious surface ratio (ISR).

Recalculate and note impervious surface and ISR data.

Note and show calculations for Floor Area Ratio (FAR) as described in LDR 3.02.03 B. [the maximum FAR allowed in the CFD is 1.0 (LDR Table 3.02.06), the definition of Base Site Area is "The gross site area minus the land devoted to waters of the state and open water bodies." (LDR Chapter II, Definitions).]

Please make the following corrections/additions to the Site Plan:

Show the boundaries of the property with a metes and bounds description REFERENCE TO SECTION-TOWNSHIP-RANGE, AND TIED TO A SECTION OR SECTION-QUATER OR SUBDIVISION NAME AND LOT NUMBER(S).

Note, show and label the visibility triangle at the corner of Hook Street and Paloma Road



(LDR Section 3.02.05 H.).

Show traffic circulation pattern.

Show and label building setbacks [the setbacks noted on the Cover Sheet and the Site Plan meet and exceed the County's requirements of LDR Table 3.02.05 Note 2. (b)].

Label dimensions of parking spaces (10' x 20').

Label dimensions of travel aisles (minimum 24' for two-way travel aisle).

**NOTE:**

The number of parking spaces provided meet and exceed the County's requirements of LDR Table 9.03.06 for Institutional Care / Nursing Home.

**INFORMATION:**

The plans submitted as shown will meet the requirements of LDR Chapter XI, Signs, provided the aggregate copy area does not exceed 150 square feet.

**Informational Comments**

**Item:** THIS PROJECT IS CONSISTENT WITH THE FUTURE LAND USE ELEMENT AND ALL OTHER PROVISIONS OF THE COMPREHENSIVE PLAN

**Remarks:** 08-13-07 / 1st Review / Stacy Allen

Yes, this property was recently rezoned from Agriculture to Community Facility District (CFD) in December 2006, Ordinance #2006-118.

The proposed development is consistent with the Land Development Regulations (LDRs) as seen in Section 3.00.03 that permits the CFD Zoning District in the Urban Future Land Use Category (FLUC).

The site is also located within the Lake Apopka River Basin, specifically south of SR 50 and not within 1/2 mile of the shoreline. The only applicable requirements of LDR Section 6.15.00 Lake Apopka Basin Development Design and Resource Protection Standards, are a 50-foot natural buffer/no-build zone between any development (see 6.15.04 A.) and the 500-year floodplain must be delineated on the Site Plan.

The use of an Assisted and Independent Living Facility is permitted in the CFD Zoning District, as established in Table 3.01.03 of the LDRs, Schedule of Permitted and Conditional Uses.

The proposed development is consistent with the Comprehensive Plan as seen in Policy 1-12.1, Consideration of Community Facilities. This policy permits necessary community facilities within any FLUC, provided such activity satisfies established criteria of the Comprehensive Plan and LDRs. Community facilities shall be designed to blend in with the existing and proposed land use at the scale of density and intensity of the immediate surrounding area.

**Item:** ENVIRONMENTAL ASSESSMENTS SUBMITTED NOT OLDER THEN SIX (6) MONTHS

**Remarks:** 08-13-07 / 1st Review / Stacy Allen

An EA dated May 9, 2007 was submitted.



Must follow through with Gopher Tortoise permitting.

This EA will remain effective for a period of 6 months and then will expire. If the site plan has not received final approval on/before November 9, 2007, an updated EA must be submitted.

**Review Status:** REJECT

**PUBLIC WORKS DEPT. - ROSS PLUTA (352) 483-9041**

**Rejection Comments**

**Item:** OFF-SITE ROAD IMPROVEMENTS

**Remarks:** The road will need to be curb and gutter. the site pond will need to take all stormwater from improved road.

**Item:** TYPICAL PAVEMENT SECTION(S) AND PAVEMENT DRAINAGE

**Remarks:** Road drainage will need to be kept on site for the area being improved.

The road must be paved to just pass entry to site.

**Item:** ST. JOHNS RIVER WATER MANAGEMENT DISTRICT PERMIT

**Remarks:** St. Johns River Water Management District Permit is required before the final approval.

**Item:** DRAINAGE CALCULATIONS; STORM EVENTS

**Remarks:** All road drainage from improved road will need to be taken and stored on site.

**Informational Comments**

**Item:** DRIVEWAY PERMIT (STATE AND/OR COUNTY)

**Remarks:** County driveway permit is required after the site plan approval.

**Item:** RIGHT-OF-WAY REQUIREMENTS; NOLAN-DOLAN TEST

**Remarks:** Site fronts on Paloma Rd. (# 1251) with no recorded right of way. Local clay road requiring 33 feet from centerline (66' total). Requesting a Dolan test (# 07-35).

Also fronts on Hooks St. (# 1346) with 50 feet of recorded R/W from centerline (100' total). Classified as a Revised Urban Collector. No R/W requested.

Dolan Test Returned:

Traffic concerns:

Paloma Road must be paved.

Comments:

Clermont requiring 60 ft of R/W for site. This will be acceptable. Require 30 ft from centerline .

**Please see attached Public Works Memorandum for further information.**



**Review Status:** REJECT

**FIRE - BRIAN HAWTHORNE (352) 343-9653 EXT. 5788**

**Rejection Comments**

**Item:** FIRE HYDRANTS MUST BE INSTALLED, TESTED AND ACCEPTED PRIOR TO COMBUSTIBLES BEING BROUGHT ON SITE.

**Remarks:** 1st review BDH Rejected 8-14-07

Provide needed fire flow calculations for the building. Needed fire flow shall be determined using Annex H and Annex I of the Florida Fire Prevention Code. Needed Fire Flow Calculations shall be included on the Site Plan. A hydrant shall be provided for each 1000 gpm required and each portion of 1000 GPM required. All required hydrants shall be located within 500' of all portions of the building as a fire truck would lay hose by approved fire lanes.

All required hydrants, and additional hydrants required by the Clermont JPA shall be installed in accordance with the following requirements:

**CLERMONT JPA NOTES:**

Fire hydrants.

1. Placement and spacing. Fire hydrants shall be installed at all street intersections and at intervals between street intersections not to exceed the distances listed in the table in subsection (e) of this section. Prior review and approval of plans by a fire official shall be required. Approved plans shall indicate hydrant location, main size, and other pertinent criteria required by the Utility Provider. This requirement shall be in effect for water lines installed anywhere in the JPA, within the City or the unincorporated area, and within and without any proposed development.
2. Sprinkler or standpipe systems. Where a sprinkler or standpipe system is provided, a fire hydrant shall be located at least fifty (50) feet away from the structure, but not more than one hundred (100) feet away from the fire department's connection for the system.
3. On-site hydrants. When buildings, other than one- and two-family dwellings, are situated off of a road or other drive so as to cause hose lays from the nearest hydrant in excess of the permitted distances listed in the table in subsection (e) of this section, a sufficient number of hydrants shall be provided on the site meeting all the requirements of this chapter.
4. Hose lay measurement. Hose lay measurement shall be the distance from a hydrant, along a road, drive or other traveled way designed to accommodate fire equipment, to the attack location approved by the fire official. Hose lay is not allowed across any collector or arterial road to meet the minimum requirements of this section.



5. Hydrant specifications and installation. All fire hydrants shall be of the breakaway design, meeting the specifications of the standard construction details, and specifically approved by the fire and public utilities departments to ensure standardization. The standard hydrant approved for use in the City is the Mueller model A-423. Hydrants shall be installed as depicted in the standard construction details, with the center of the lowest operating outlet no less than eighteen (18) inches above grade, and the top of the operating nut no higher than fifty-four (54) inches above the surrounding grade.

6. Access and visibility. Hydrants shall not be located closer than three (3) feet to or more than twenty (20) feet from the edge of a street, drive or other accessway. No fence, tree, post, shrub or other object, which could block the hydrant from normal view or obstruct the hydrant's use shall be located within six (6) feet of the hydrant. Unless otherwise requested by the fire official, the four and one-half-inch large-volume connection shall face the nearest roadway, or if located within a complex or parking area, shall face the nearest traffic way. No hydrant shall be installed where pedestrian or vehicular traffic would interfere with the use of the hydrant.

7. Ownership and maintenance. All fire hydrants located on public rights-of-way or designed to serve multiple ownerships shall be conveyed by approved instrument to the Utility Provider. Once the Utility Provider has accepted ownership, the City shall be responsible for the maintenance of these hydrants.

8. Fire hydrants and mains. All fire hydrants and mains, including those privately owned, that are connected to the City's potable water system shall conform to City standards. Barrels of privately owned fire hydrants shall be OSHA red.

9. Additional standards. If certain items are not directly addressed in this section, recommended standards for waterworks shall be used.

10. Minimum main size, flow rate and hydrant spacing. Minimum main size, flow rate and hydrant spacing by land use are as follows:

11.

Table 15.02.03A Minimum Hydrant Spacing By Land Use

TABLE INSET:

Fire Hydrant Maximum

Land Use

Spacing (feet)

Hose Lay (feet)

Group I. Detached single-family and duplexes

600

300

Group II. Townhouses, multifamily buildings less than three stories and no more than 12 units per building



500 or 600 if sprinkled  
300

Group III. Multifamily buildings, three or more stories or over 12 units per building, and commercial buildings less than 10,000 square feet and three stories or less

500 or 600 if sprinkled  
300

Group IV. Commercial buildings over 10,000 square feet and warehouse and industrial buildings

400 or 500 if sprinkled  
300

Interior separations or firewalls shall not be used to reduce the minimum water supply requirements of this section without the explicit written consent of the fire official.

Fire mains to be connected to an existing water line smaller in diameter than that required above may be reduced in size if the design engineer can successfully demonstrate that the required flows can be met with a smaller main.

Note: This table is a guide for the development of new sites and subdivisions, and does not guarantee fire flow adequacy outside of one- and two-family dwelling subdivisions. In those portions of the JPA where existing water mains cannot meet the requirements in this table, other building-specific measures can be used to reduce fire flow.

**Item: FIRE SPRINKLERS - EACH BUILDING**

**Remarks:** 1st review BDH Rejected 8-14-07

Underground mains supplying Fire Protection Systems, including fire sprinkler systems, and fire hydrants shall be installed by a licensed Fire Sprinkler Contractor. A permit is required before installation. All piping shall be rated for, and hydrostatically tested at 200 PSI. Please note this requirement on the plans

Designate the Point of Service for Fire Protection Systems. Tamper switches for valves controlling Fire Protection Systems shall be indicated on the Site Plan.

For contracts written after June 30, 2005, the contractor who installs the underground piping from the point of service is responsible for completing the installation to the aboveground connection flange, which by definition in this chapter is no more than 1 foot above the finished floor, before completing the Contractor's Material and Test Certificate for Underground Piping document. Aboveground contractors may not complete the Contractor's Material and Test Certificate for Underground Piping document for underground piping or portions thereof which have been installed by others. (FS 633)

Fire Department Connections shall be identified by a sign that states "No Parking, Fire Department Connection". Appliances shall have a clearance of seven and one half feet in



front of and to the sides of the appliances as required by FFPC 1, 18.3.4.2 and FFPC 1, 18.3.4.3

**Item:** STABILIZED DRIVABLE SURFACE 13'6 HIGH AND 20' WIDE TO WATER SOURCE AND BUILDING

**Remarks:** 1st review BDH Rejected 8-14-07

Provide an additional Fire Department Access Road for the project per FFPC 1, 18.2.2.4

**Informational Comments**

**Item:**

**Remarks:**

**Review Status:** REJECT

**HEALTH DEPT. - MARCELO BLANCO (352) 253-6130**

**Rejection Comments**

**Item:**

**Remarks:**

**Informational Comments**

**Item:**

**Remarks:**

**Review Status:** COMPLETE

**ENV. PROGRAMS - SCOTT CATASUS (352) 343-3776**

**Rejection Comments**

**Item:** WATER RESOURCE MANAGEMENT IS REQUESTING ADDITIONAL INFORMATION FOR THE FOLLOWING ITEMS:

**Remarks:** 08/13/2007 SC

EA dated May 9, 2007 conducted by Jenna Evans (Field Biologist) for Bio-Tech Consulting Inc. indicates the presence of active and inactive gopher tortoise burrows. Proper permitting from the FF&WCC is required prior to site plan approval.

Also Table 1 matrix indicates the Florida scrub-jay as a Threatened species (LT) and the occurrence status as Confirmed (C). It was noted in the EA that the the site is most consistent with the Abandoned Grove (224) Classification which has not been maintained. The observance of the Florida scrub-jay was not mentioned in the EA, please verify this information and respond. It's common for the Florida scrub-jay to inhabit abandoned groves especially with the diminishing scrub oak habitat.

Comprehensive Policy 1-2.5: Sinkholes. Sinkholes present within the County are too small to appear on the "Future Land Use Map". Due to unstable soils and high relief of slopes associated with sink holes, development shall not be permitted within nor allowed to fill sinkholes unless specific conditions are met. The type, density and intensity of land uses established adjacent to sinkholes shall be limited to activities which will not



cause further expansion of the hole. Where a proposed development activity site contains a sinkhole, setbacks and buffering shall be required. Specific setbacks and permanent buffering shall be determined by the County and shall be based on the recommendations of a State registered geologist. Based on the recommendation of a State registered geologist, small diameter sinkholes shall be back-filled with a mixture of soil material (preferably clay) which will divert water from directly entering an aquifer. Where one hundred percent clay fill is cost prohibitive, the soil material shall be of a mixture which provides percolation and filtration. All sinkholes shall contain a permanent grassed swale to divert runoff and shall not be used as part of the stormwater conveyance system. Diversion of stormwater directly or indirectly to sinkholes is prohibited.

Site plan indicates proposed stormwater will be collected in the depressional area along the southern boundary of the site.

If there is a depressional area with closed contours of 10 feet (in depth) or greater we will require a geotechnical report to determine if the depression is a "sinkhole". This report may use several technologies to determine this. These could include:

- " SPT borings to determine if there is raveling of subsurface soils.
- " Surficial ground water contour maps showing the water table. (A flat water table would indicate that ground water is not moving downward into a sinkhole.)
- " Ground penetrating radar or other subsurface investigation tools.
- " Other technology as approved by a qualified professional within the county.

Please submit one of the above to determine if this depression is a sinkhole and discuss the recharge potential for this site based on soil survey. It may be necessary to re-arrange the stormwater retention in order to pre-treat stormwater prior to any discharge into this depression. If you have specific questions regarding this request please contact Walter Wood (Senior Hydrogeologist) with Lake County Environmental Services (352) 253-1658.

#### **Informational Comments**

**Item:**

**Remarks:**

**Review Status:** REJECT

**PUBLIC SAFETY - LAURA NICHOLS (352) 343-9487**

#### **Rejection Comments**

**Item:**

**Remarks:**

#### **Informational Comments**

**Item:** STREET NAME



**Remarks:** 8/9/07-1st review- Address assigned to property is 13450 Paloma RD, Clermont 34711. LJJ

**Review Status:** COMPLETE

**CONCURRENCY - DEVELOPMENT REVIEW**

**Rejection Comments**

**Item:**

**Remarks:**

**Informational Comments**

**Item:**

**Remarks:**

**Review Status:** COMPLETE

Enclosure(s):

Public Works Memorandum



# DEPARTMENT OF PUBLIC WORKS

#07-35

## MEMORANDUM

TO: Frederick J. Schneider, P.E., Engineering Director  
FROM: Judy Law, Right of Way Agent  
DATE: July 13, 2007

ROUTING:  
PATTI: 07/00/07  
JOHN: JM 07/00/07  
ROSS:  
PATTI:

SUBJECT: Bentley Commons at Clermont – Project # 2007070002 - AR # 972

This property fronts on County Maintained Road, Paloma Rd. (# 1251), please perform "Dolan Test" and advice. Thanks.

ROW: - No recorded R/W.

Road Classification: Local Road

Standard: 33 feet from centerline or 66 feet total

Access Mng: Adequacy of access:

Current road surface: (clay/paved/asphalt)

Existing road width: 30 UNPAVED Standard width required: 20'

Existing road use:

Road on 5 year road program: (yes/no)

Background traffic (ADT): UNKNOWN

Site generated traffic (ADT): 439 Percent increase in traffic: UNKNOWN

Adopted Level of Service: NONE: D IF PAVED

Trip Percent of Level of Service Standard: 4.4%

Turn lane(s) required (500 daily trips/50 peak hrs.):

Traffic safety

concerns: Paloma Road must be paved

Storm water drainage concerns:

Comments: (1) Setback fences 33 feet from centerline of road, per Lake County LDR's

(2) Does it meet:

(a) Essential Nexus Test: Yes

(b) Rough Proportionality: Yes

No:

Clermont requiring 60' R/W for Site. This will be acceptable.  
Require 30' from

Date: 7/23/07

Sign: JFL

\*\*\* The applicant may appeal the right of way requirement to the County Manager or designee. Further appeal may be made to the (BOA) Board of Adjustments.

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